
Design and Access Statement

109 Goldhurst Terrace London NW6 3HA

Proposed Development: Development comprising the formation of a single storey basement level extension for residential use (C3).

This Design and Access Statement has been prepared in the context of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013, (Article 4), explaining the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with. This short statement provides a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

The level of detail in a Design and Access Statement (DAS) should be proportionate to the complexity of the application and should not be long. As this is a householder planning application, this DAS is relatively brief.

The development proposed comprises a single storey basement for residential use. The finished floor level of the basement floor will be at a depth of 3.336m below ground floor level. The gross external area of the basement will be 144.45m².

The property comprises a detached mews house close to the southern end of Goldhurst Terrace in the South Hampstead Conservation Area. As outlined in the South Hampstead Character Appraisal and Management Strategy (February 2011), the special interest of the conservation area is the well preserved almost exclusively residential Victorian suburb, largely homogenous in scale and character. Goldhurst Terrace is typical of the large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roof-scape including turrets, gables, and tall chimneys. These houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

The subject property occupies back-land and is accessed from the east side of Goldhurst Terrace via a brick arch between Nos 107 and 111, by a serviced road providing access to the subject and neighbouring properties within these mews. 109 Goldhurst Terrace is arranged on ground and first floors and are subservient to but contemporaneous with the larger houses in Goldhurst Terrace which

typify the housing in the conservation area. 109 Goldhurst Terrace is a former stables site, although more recently was used as a car repair workshop.

This proposed development responds to its local context quite simply, being an extension for residential use of an existing detached mews building which is currently in the process of a major refurbishment.

Of particular importance in relation to design are the engineering constraints and how these have been considered not only in terms of securing a safe design for supporting the refurbished dwelling but also through the use of appropriate underpinning and construction management, the safety afforded to neighbouring properties and their owners. This is explained particularly in the Construction Method Statement and also in the Basement Impact Assessment.

Conformity with National Planning Policy Guidance on Design.

National planning policy on design considerations is set out in section 7 of the National Planning Policy Framework (NPPF) "Requiring Good Design". At the level of planning applications, the NPPF guidance at paragraphs 63-65 are relevant.

The basement design proposed in the current proposals if approved, will allow a carefully engineered design to be implemented which will help raise the standard of design more generally in the area as demonstrated in both the Basement Impact Assessment and the Construction Management Statement. Accordingly, great weight should be accorded to these proposals in accordance with the advice in the NPPF.

Similar encouragement is found for these proposals in terms of the design guidance in the DCLG's Planning Practice Guidance, which advises that well-designed housing should be functional, attractive and sustainable. Housing should also be adaptable to the changing needs of its occupants. The flexibility accorded by these proposals will be a positive advantage, essentially delivered by good design. The overall refurbishment of this building, including the basement proposals has facilitated a comprehensive re-design of the accommodation, allowing improved circulation, better daylighting and importantly a reconfiguration of servicing the dwelling advocated in Planning Practice Guidance including, for example, the discrete storage of bins and bikes, access to meter boxes, space for drying clothes and places for deliveries.

In terms of parking and the design guidance in the Planning Practice Guidance, the existing successful off-street parking arrangement will be maintained, which will facilitate natural surveillance as will be appreciated from the plans, sections and elevations submitted with these proposals.

Conformity with London Borough of Camden Planning Guidance - Basements and lightwells CPG 4

In preparing these proposals, as will be evident from the Basement Impact Assessment and Construction Method Statement, appropriate regard has been given to the Council's informative guidance for basement development in, "*Basements and lightwells CPG 4*".

Concerning access matters there will be no longer term changes to the existing arrangements to and from the public highway which operate satisfactorily for all travel modes. During the period of the construction works,

Design and Access – Basement impact on the South Hampstead Conservation Area

The South Hampstead Character Appraisal and Management Strategy, adopted in February 2011, notes that at that time, unusually, there was only one listed building within the entire conservation area. The subject property is located close to the eastern boundary of the conservation area. In relation to basement development within the conservation area, the South Hampstead Character Appraisal and Management Strategy recognised the need for basement development, commenting at paragraph 7.11 that in recent years, South Hampstead Conservation Area has experienced a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. The conservation area statement explains that some basement extensions have caused harm consequent upon a "*loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.*" Within this part of the Conservation Area, as with most mews, landscape features are generally sparse. Accordingly, there would be no planning harm to the visual character of Goldhurst Terrace and the mews on completion of this basement development caused by loss of verdant front and rear gardens.

At paragraph 7.12, the South Hampstead Character Appraisal and Management Strategy opines that a building, contributing to the over-development of a site may be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. In such situations, the Council will resist this type of development where it is considered to harm the character or appearance of the conservation area. By comparison, in considering the proposal at Unit 1, 109 Goldhurst Terrace, the effect on the character and appearance of the conservation area and the neighbourhood will be minimal. The development when completed, will not be visible. The property will remain in single family ownership and will not give rise to the usual stresses on parking and other social impacts. As part of the overall refurbishment of the dwelling,

the basement proposals will be a positive influence on the character of the Conservation Area, through the physical improvements to the architectural quality of the building and by increasing residential floor space without causing any visual harm to the character and appearance of the conservation area.

The South Hampstead Character Appraisal and Management Strategy implicitly accepts basement development provided that it does not harm the character or appearance of the conservation area. Indeed, at the pre-application meeting with planning officer Mr Shane O'Donnell on 7th July 2015, there was no suggestion that the principle of a basement would be unacceptable. The main issues discussed related to the possible use of the additional accommodation and the need for a Basement Impact Assessment to consider the likely impact from a town planning perspective and to demonstrate appropriate mitigation in order to justify these proposals. As will be noted a comprehensive Basement Impact Assessment is submitted with this planning application.

Due to its backhand location, 109 Goldhurst Terrace lacks the prominence of other Victorian terraced structures nearby. This characteristic has influenced the design principles and concepts used in preparing the design for this refurbishment including the basement proposals. In common with other London mews properties the existing accommodation is quite restricted within the form of the original building. The approved roof space has been altered to form a pitched roof which is in keeping with the varied roof forms employed in the design and development of neighbouring properties, reflecting the variety of roof designs identified in the Character Appraisal and Management Strategy. The design considerations relating to the basement are principally concerned with the internal arrangement of spaces including the provision of adequate daylighting and ventilation. The basement will incorporate a plant room and storage which will allow the upper floors to provide more living space and allow a more flexible configuration, as will be apparent from the drawings submitted with this application and the other proposals for the refurbishment of the building.

Conclusion

The proposal by virtue of its design, the proposed basement, taken together with the recent approval for the roof will enhance the character and appearance of the subject building in the conservation area and will provide sustainable development within the context of the National Planning Policy Framework, the Planning Practice Guidance, the London Borough of Camden Planning Guidance - Basements and lightwells CPG 4 and the South Hampstead Character Appraisal and Management Strategy, 2011. The access arrangements for all traffic modes which are satisfactory at present, will remain essentially unchanged on completion of the proposed development. The proposal should therefore be regarded as being acceptable.

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